



**Kennington Parish Council
Oxfordshire**

**Minutes of the Planning Committee held on
23 January 2018 at 8:00 pm in the Village Centre**

Present: Cllr. Charlett Cllr. Feather Cllr. Gelder Cllr. Mason Cllr. Patterson Cllr. Smith

In attendance: Cllr. Ms. Jempson, 2 members of the public and Rachel Brown (Clerk)

1. APOLOGIES – None

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS - None

3. MINUTES OF THE LAST MEETING

Minutes of the meeting on 2 January 2018 were signed as a true record.

4. PLANNING APPLICATION

The following applications were considered:

4.1 Computer No. P18/V0008/HH

Address: 69B Bagley Wood Road, Kennington

Proposed: Renovation of existing house and replacement of garage with extended living accommodation

Applicant: Mr & Mrs Murray

Objections proposed by Cllr. Charlett seconded by Cllr. Mason and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council objects to the planning application as it currently stands, as the new window on the south-facing wall in bedroom 4 seems unnecessary and would be overlooking 3 Kirk Close. The parish council would have no objection if this window was removed or made from non-opening obscured glass.

Kennington Parish Council would like to draw the Planning Officer's attention to the objections from the neighbours at 3 Kirk Close and 4 Kirk Close.

The members of public left the room.

4.2 Computer No. P17/V2791/HH

Address: 208 Kennington Road, Kennington

Proposed: Change to all windows, hip end, insertion of rooflights, provision of French doors, stone wall enclosure, gate and driveway paviours

Applicant: Mrs Kirsten Seymour

No objections proposed by Cllr. Patterson seconded by Cllr. Smith and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application, but would like to draw the Planning Officer's attention to the objection to the listed building application ref.

P17/V2792/LB.

4.3 Computer No. P17/V2792/LB

Address: 208 Kennington Road, Kennington

Proposed: Change to all windows, hip end, insertion of rooflights, provision of French doors, stone wall enclosure, gate and driveway paviours

Applicant: Mrs Kirsten Seymour

Objections proposed by Cllr. Charlett seconded by Cllr. Mason and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council supports the Conservation Officer's comments on this listed building application, and therefore objects to the application. If the Conservation Officer is satisfied with the proposals, Kennington Parish Council would also be.

4.4 Computer No. P17/V3024/FUL

Address: 9 Edward Road, Kennington

Proposed: Proposed single storey dwelling at the rear of existing dwelling and associated access and car parking

Applicant: Miss Pauline Dobbs

No objections proposed by Cllr. Patterson seconded by Cllr. Smith and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council has no objections to this application, on the condition that the applicants attend to the wall on the Southern boundary which leans into the footpath. This makes it very difficult for the public to get past and it needs to be rebuilt.

4.5 Computer No. P17/V3406/HH

Address: 26 Upper Road, Kennington

Proposed: Extension to the roof and a two storey rear extension and single storey side extension. Demolition of an existing garage structure in the rear garden of the property and the construction of a new workshop and studio to be built at the end of the rear of the garden

Applicant: Mr Jason Amy

Objections proposed by Cllr. Charlett seconded by Cllr. Patterson and agreed unanimously.

The following comments were sent to the District Council:

Kennington Parish Council objects to this application for the following reasons:

The proposed extension does not respond to the character of the local area (Vale of White Horse Design Guide Principle DG103). The proposed building's materials are not typical of the local area, which largely consists of brick and render. Its size and form bear no resemblance to that of neighbouring properties. While Kennington Parish Council has no objection to modern architecture, this design would look out of place in a suburban residential street, such as Upper Road.

Design Guide Principle DG104 has not been adhered to, as the proposed roof extension would cause overshadowing to neighbours. The existing dwelling already has a higher roof height than its neighbour, due to the slope of the road, however the existing dwellings have been positioned on their plots in order to maximise sunlight. Increasing the roof height as in the proposed application would completely overshadow the amenity areas of the neighbouring properties, feeling overbearing and oppressive.

The addition of several first and second floor windows on the side elevations would be likely to cause an overlooking problem for the neighbouring properties. The proportions of the proposed windows bear little resemblance to that of the existing property. In addition, the windows on the side elevation of the workshop/studio room have been positioned above the height of a 1.8m fence and would look directly into the neighbouring garden.

The original building is unrecognisable beneath the proposed extension, which contravenes Design Guide Principles DG105 and DG106. The pitch and form of the proposed roof do not correspond to that of the original dwelling, resulting in a loss of character. Due to its design and scale, the proposal is inappropriate and contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1 and to the National Planning Policy Framework.

The design of the extension does not take into account the impact on the neighbouring properties, in terms of overlooking, overshadowing and over-dominance, contravening Principle DG110 of the Design Guide. The proposal conflicts with saved Policy DC9 of the Vale of White Horse Local Plan 2011 and to the National Planning Policy Framework.

The studio apartment/workshop at the bottom of the garden could potentially cause increased vehicle movements, and there is no provision for additional vehicle access. The proposal is, therefore, contrary to saved Policy DC5 of the Vale of White Horse Local Plan 2011.

Kennington Parish Council wholeheartedly supports the objections made by the residents of the neighbouring properties.

Should officers be minded to recommend approval of this application, Kennington Parish Council, with the support of District Councillors Bob Johnston and Ed Blagrove, would wish the application to be determined by the VWHDC Planning Committee. Should officers recommend refusal, Kennington Parish Council would be content that it be refused under the Vale of White Horse's scheme of delegation.

ACTION FOR CLERK – Contact District Councillors forwarding a copy of the Council’s comments regarding this application and asking them to support the Council and take this to Committee if the Vale’s Planning Department is inclined to approve this.

5. PLANNING APPLICATIONS GRANTED

To note the following planning application have been granted.

- 5.1** Computer No. P17/V3069/HH
Address: 72 Kennington Road, Kennington
- 5.2** Computer No. P17/V3159/HH
Address: 113 Poplar Grove, Kennington
- 5.3** Computer No. P17/V2956/HH
Address: 1 Bagley Close, Kennington
- 5.4** Computer No. P17/V3166/HH
Address: 44 Bagley Wood Road, Kennington

6. CLERK’S REPORT

It was agreed that the Clerk will contact the Village Hall secretary to discuss the possibility of starting the Planning Committee meetings at 7.30pm.

Next planned meeting on Tuesday 13 February 2018 at 7:30pm

Meeting closed at 8:36 pm

Signed **Dated**